



For Lease - New Development

301 N Main St
Simpsonville, SC 29681



PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present an opportunity to lease up to ±8,361 SF off N Main Street in downtown Simpsonville, SC.

This project is within close proximity to the downtown core of Burdette Central, Vaughn's Warehouse, Ice Cream Station, and two large multi-story developments.

This building would be perfect for an established fitness user, dessert concept, fast casual restaurant, traditional retail or office concept. The lease rate depends on the desired SF and Landlord deliverables.

PROPERTY HIGHLIGHTS

- Located off N Main Street with great visibility to ±20,200 VPD
- Great co-tenancy with Eggs Up Grill and NY Butcher Shop
- Access to roughly 60 parking spaces
- Flexible SF for the right Tenant use
- Simpsonville is one of Greenville suburbs highest demographic areas
- Surrounded by several new developments happening in the downtown Simpsonville core

Lease Rate	Contact Broker	Municipality	City
Site Size	±1.1 AC	Traffic	N Main Street
Building Size	±8,361 SF	Zoning	B-G
# of Floors	1		
Year Built	2027		
NNN Expenses	\$6.50 (est)		
Market	Simpsonville		



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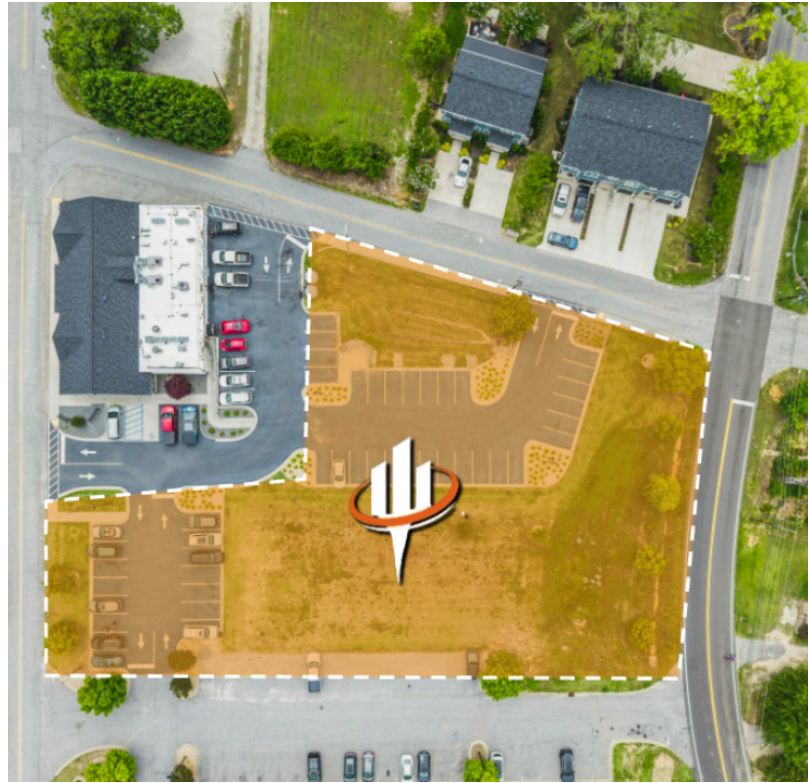


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Additional Images

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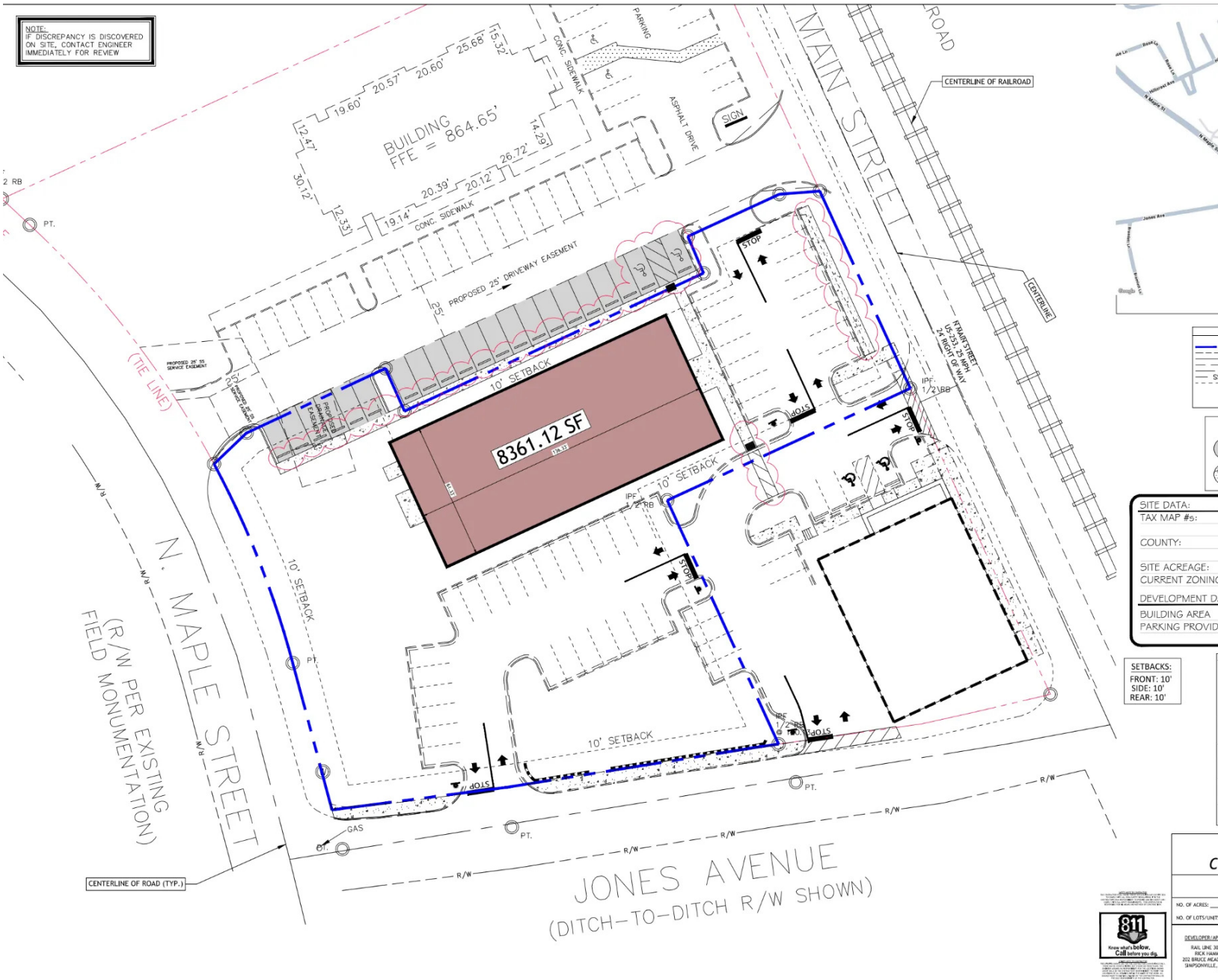


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NOTE:
IF DISCREPANCY IS DISCOVERED
ON SITE, CONTACT ENGINEER
IMMEDIATELY FOR REVIEW



SITE DATA:	
TAX MAP #:	
COUNTY:	
SITE ACREAGE:	
CURRENT ZONING:	
DEVELOPMENT DATA:	
BUILDING AREA:	
PARKING PROVIDED:	

SETBACKS:	
FRONT:	10'
SIDE:	10'
REAR:	10'

NO. OF ACRES: _____
NO. OF LOTS/UNITS: _____

DEVELOPER/APP: _____
RAIL LINE 305'
RICE ROAD
202 BRUCE HEAD
SIMPSONVILLE, SC



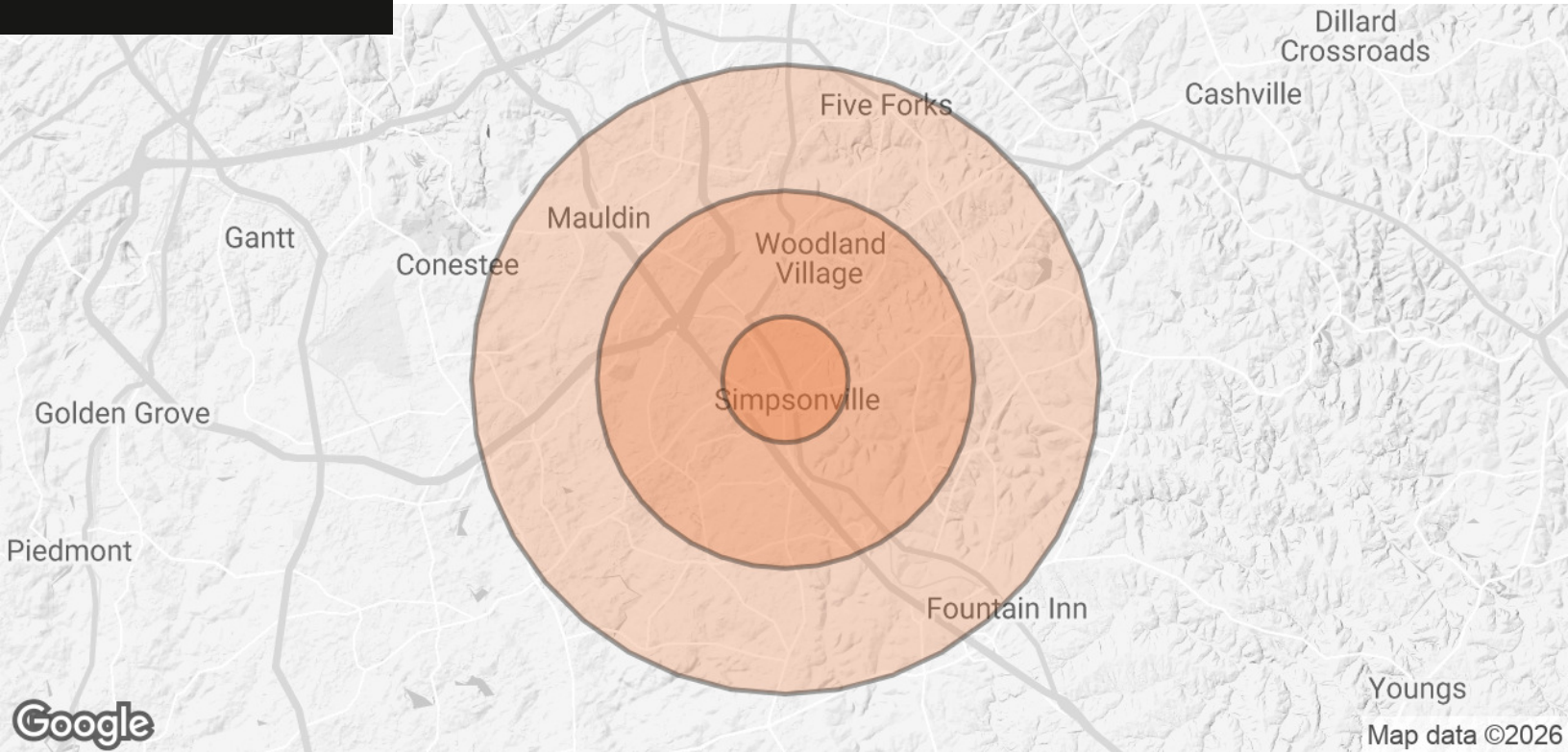
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±7,121	±50,692	±133,499
PROJECTED GROWTH (2030)	+4.3%	+5.3%	+4.7%
AVERAGE AGE	40.9	41.2	40.8
MEDIAN HOME VALUE	\$366,906	\$402,590	\$424,351
AVERAGE HH INCOME	\$105,056	\$114,508	\$118,896
DAYTIME POPULATION	±3,251	±10,992	±30,353



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

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